PLANNED UNIT DEVELOPMENT & SUBDIVISION STAFF REPORT

Date: January 7, 2010

DEVELOPMENT NAME Somerby Subdivision, Corrected Plat, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot 2, Resubdivision of and Addition to Lot 1

SUBDIVISION NAME Somerby Subdivision, Corrected Plat, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot 2, Resubdivision of and Addition to Lot 1

LOCATION Southwest corner of Somerby Lane (East) (private street) and Somerby Lane (North) (private street)

CITY COUNCIL DISTRICT City Council District 6

PRESENT ZONING DISTRICT B-1, Buffer Business District

AREA OF PROPERTY 3 lot / 16.4± acres

CONTEMPLATED USE Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the expansion and addition to an existing domiciliary care facility, and Subdivision Approval to re-subdivide two existing lots of record into three lots.

TIME SCHEDULE FOR DEVELOPMENT Immediate

ENGINEERING COMMENTS Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

TRAFFIC ENGINEERING COMMENTS Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

URBAN FORESTRY COMMENTS Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

FIRE DEPARTMENT

COMMENTS All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS The applicant is seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the expansion and addition to an existing domiciliary care facility, and Subdivision Approval to re-subdivide two existing lots of record into three lots. The site is located in Council District 6, and according to the applicant is served by public water and sanitary sewer facilities.

The subject site was recently approved in December 2009 for 24 unit expansion and renovation of the existing assisted living facility. The applicant now wishes to subdivide the property on which the facility is located, along with the lot directly to the North (across Somerby Lane).

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

It is very important to note that Planned Unit Development review is site plan specific; therefore any future changes (parking, structure expansion, etc.) must be resubmitted for Planned Unit Development review, and be approved through the planning process.

It should be noted that the subject site is part of an exiting private street subdivision, with access via the private drive only. To keep with former conditions of approval, a note should be placed on the final subdivision plat stating that all access and curb cutting is limited to the approved Planned Unit Development site plan.

As mentioned, the applicant is simply re-subdividing existing legal lots; there is no change in the proposed development from recently approved application. The lot on which the assisted living facility is located is being split into two lots, while the existing lot to the North (across Somerby Lane) will remain the same (no change in dimensions). As illustrated on the plat, however, the proposed interior lot line (between Lots 1 and 2) will split the existing facility. It should be noted that the site is zoned B-1, Buffer Business and, as such, is limited by 5' side and rear setbacks. With that said, zero lot lines are common in situations where certain uses (i.e. medical facilities) traverse multiple lots; therefore, the commission should have some justification in approving the applicant's request.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

RECOMMENDATION

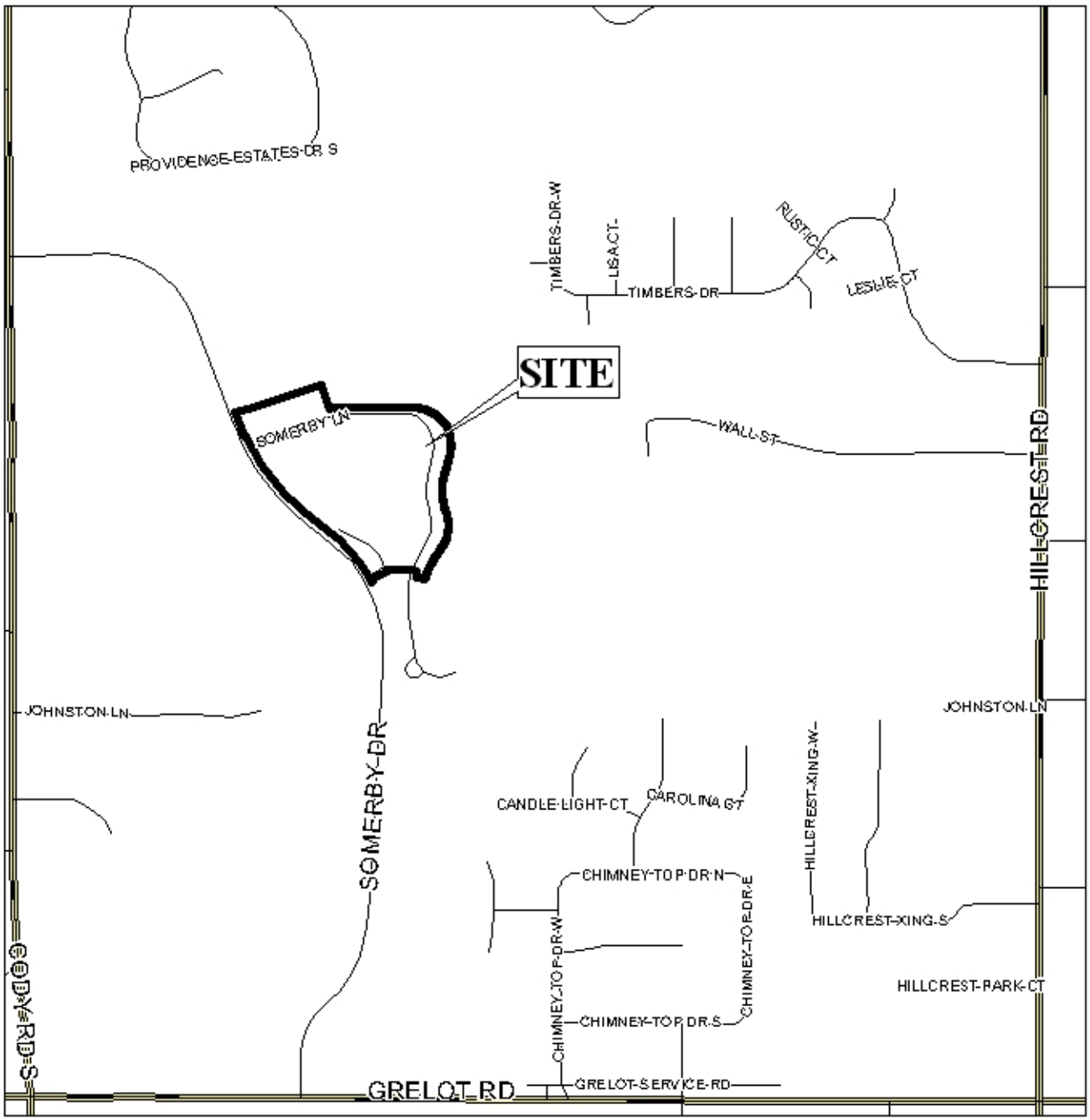
Subdivision: Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

1) placement of a note on the final plat stating that all access and curb cuts is limited to an approved Planned Unit Development site plan; and
2) full compliance with all municipal codes and ordinances.

Planned Unit Development: Based upon the preceding, this application is recommended for approval, subject to the following condition:

1) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 15 & 16 DATE January 7, 2010

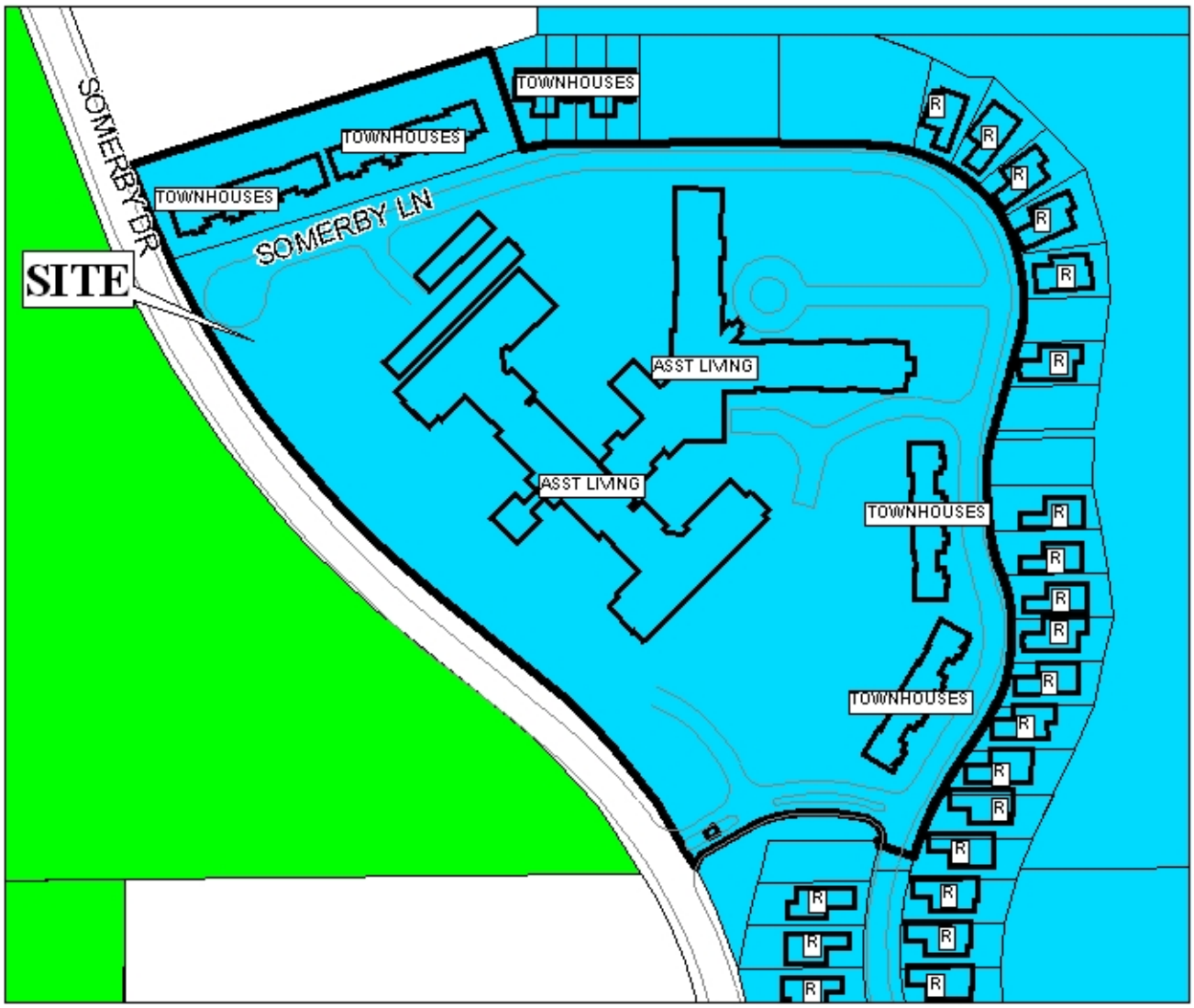
APPLICANT Somerby Subdivision, Corrected Plat, Resubdivision of

REQUEST Planned Unit Development

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by residential land use.

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N

LEGEND R-1 R-2 R-3 R-A R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

The site is surrounded by residential land use.

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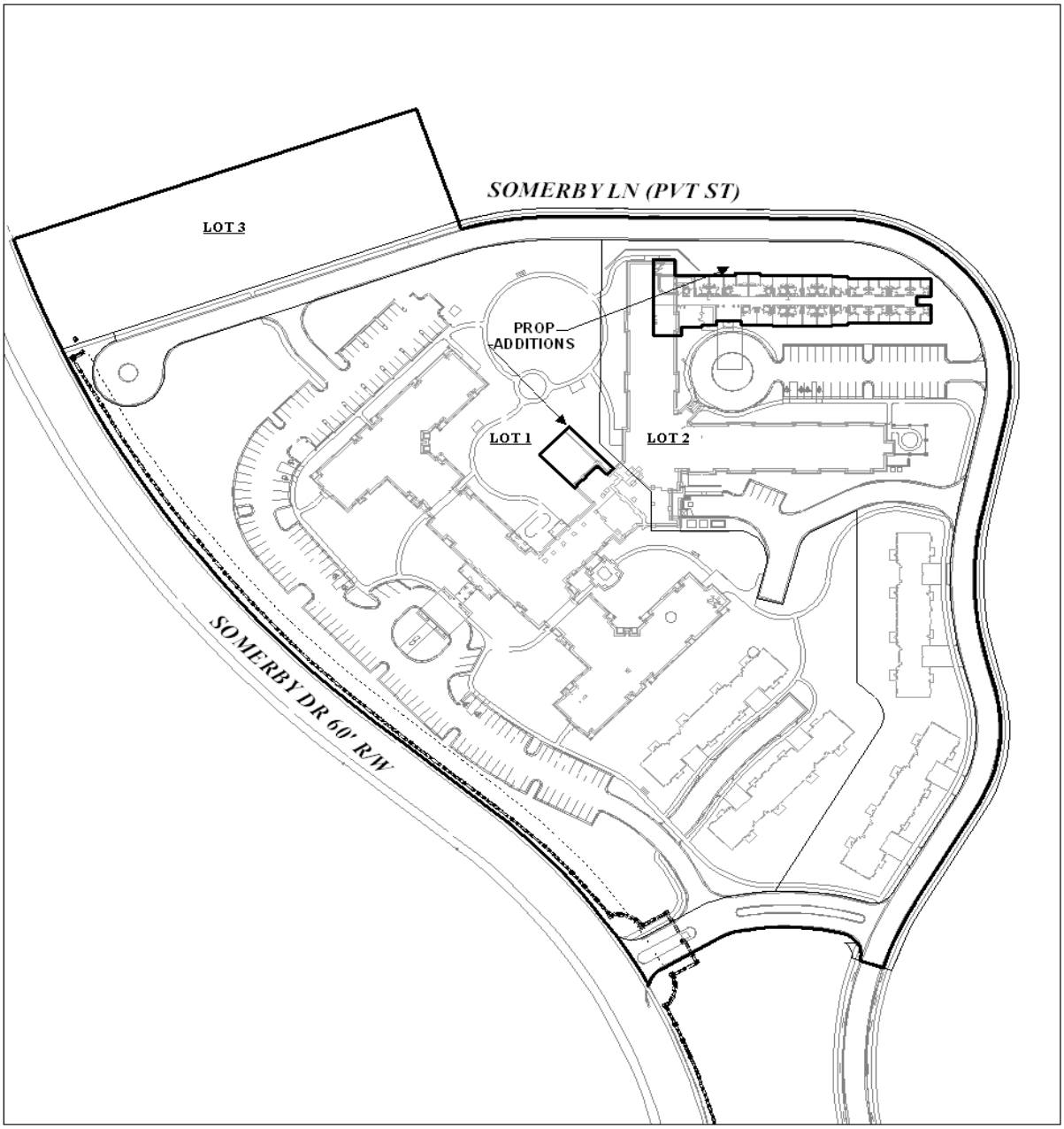
SITE PLAN



The site plan illustrates the proposed additions to the existing development

APPLICATION NUMBER 15 & 16 DATE January 10, 2009

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REQUEST Planned Unit Development

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NTS